

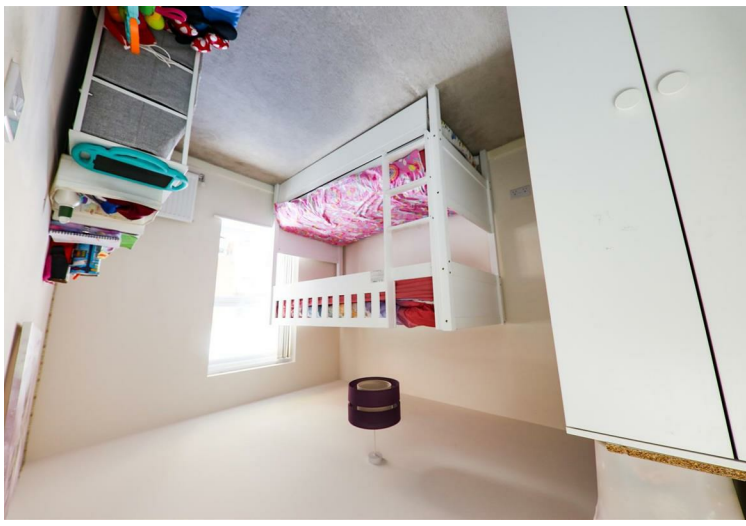
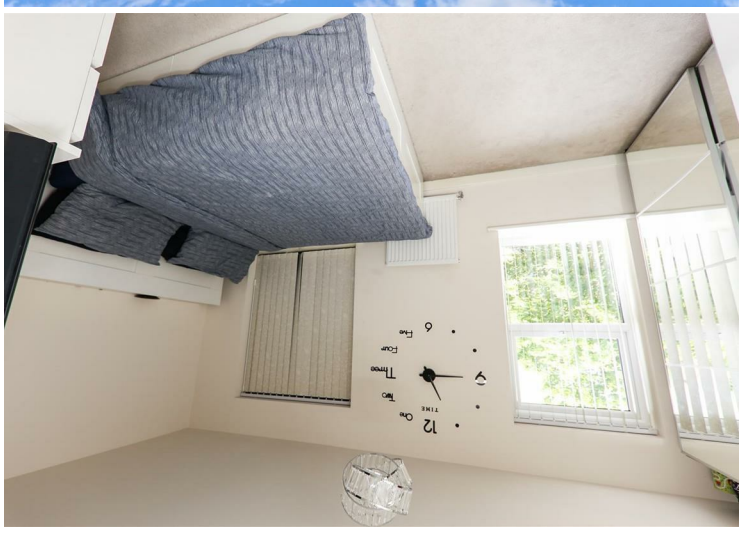
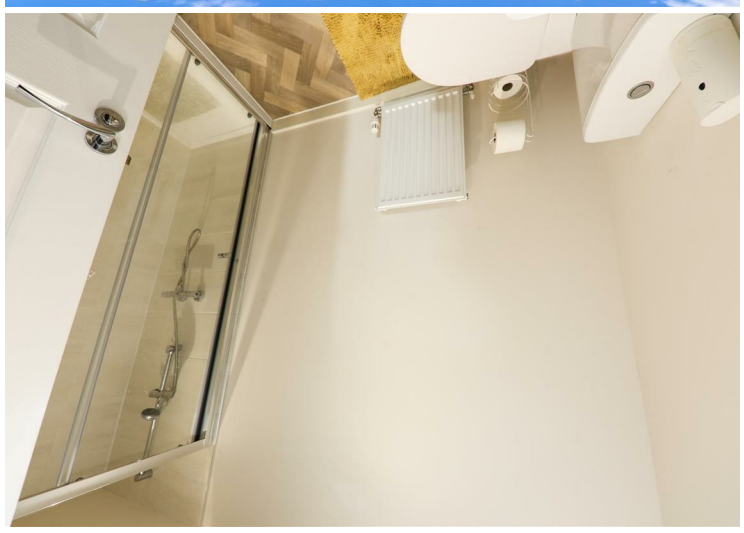



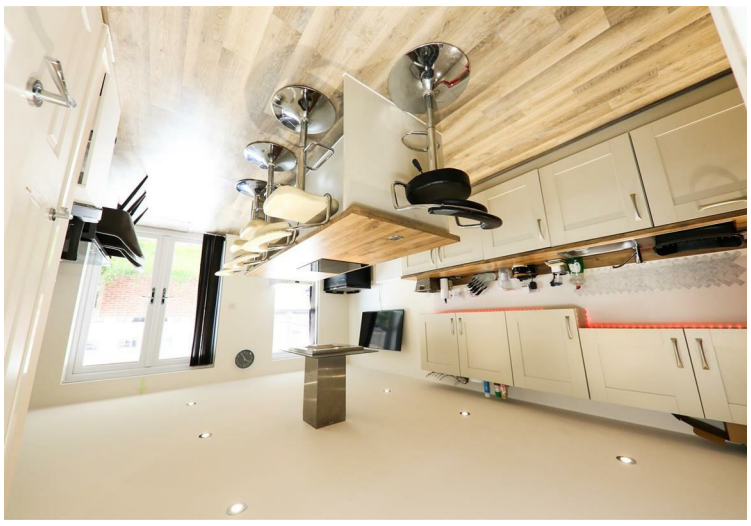

horton knights of doncaster

sales
lettings
and service



Lakeside Boulevard, Lakeside, Doncaster, DN4 5QD

Asking Price £240,000

HUGELY POPULAR LAKESIDE LOCATION / SPACIOUS CONTEMPORARY 3 STOREY TOWN HOUSE / 4 BEDROOMS / EN SUITE TO PRIMARY / MODERN OPEN PLAN DINING ISLAND KITCHEN / FIRST FLOOR LOUNGE / GROUND FLOOR W/C / OFFICE / REAR ENCLOSED GARDEN / PARKING, PLUS ADDITIONAL VISITOR PARKING / CLOSE TO LAKESIDE RETAIL & LEISURE / VIEWING RECOMMENDED //

This beautiful contemporary styled 4 bedroom town house is situated in the highly sought after Lakeside location. The property is only 3 years old, and therefore benefits from all modern fixtures and fitting, including a gas central heating system via a combination type boiler, Anthracite coloured pvc double glazing and briefly comprises: Entrance hall, large open plan dining island kitchen equipped with modern cabinets and a host of integrated appliances, ground floor office and a WC. On the first floor there is a large rear facing lounge with a view of the lake, and the primary bedroom with an en-suite shower room. Whilst on the top floor there are 3 further good sized bedrooms and a modern white bathroom. Outside there is a rear drive with tandem parking for 2 including an EV charge point, plus an enclosed lawn rear garden. Located close to local amenities including Lakesides retail and leisure facilities, good transport links, this townhouse provides the perfect blend of comfort and convenience for modern living. EARLY VIEWING IS RECOMMENDED.

ACCOMMODATION
A composite type double glazed entrance door leads into the entrance hall.

ENTRANCE HALL
This is finished with an LVT style floor covering, a central heating radiator, ceiling light and white panelled doors lead to;

GROUND FLOOR WC
This is fitted with a modern 2 piece white suite comprising of a low flush wc, wash-hand basin, central heating radiator, continuation of the LVT flooring, pvc double glazed window and inset spotlighting.

OPEN PLAN DINING ISLAND KITCHEN
19'3" max x 14'8" max (5.87m max x 4.47m max)
All beautifully finished with a range of modern high and low level units finished with a work surface over. There is a central breakfast island with a 4-ring ceramic hood with an extractor hood above, integrated wine cooler, integrated oven and microwave, fridge/freezer, dishwasher and integrated washing machine. A continuation of the LVT flooring, a built-in understairs storage cupboard, there are 2 central heating radiators, pvc double glazed, double opening doors which give access out into the rear garden and a further pvc double glazed window giving an outlook into the rear garden, it is all smartly finished with spotlighting.

OFFICE
7'10" x 7'6" (2.39m x 2.29m)
This has a pvc double glazed window to the front, LVT flooring, ceiling and a central heating radiator.

FIRST FLOOR LANDING
There is a central heating radiator and a door leading to the lounge.

LOUNGE
14'8" x 9'10" (4.47m x 3.00m)
This is a large rear facing reception room, it has a pvc double glazed, double opening doors which give an outlook over the rear garden and a view towards the lake, a pvc double glazed window, central heating radiator and a central ceiling light.

PRINCIPLE BEDROOM
14'8" max x 9'9" max (4.47m max x 2.97m max)
This is a large double bedroom, it has 2 pvc double glazed windows to the front, central heating radiator and a central ceiling light.

EN-SUITE SHOWER ROOM
This is fitted with a modern white suite comprising of a shower enclosure with tiling including a mains plumbed thermostatic shower, wash basin, low flush wc, vinyl flooring, inset spotlighting and an extractor fan.

SECOND FLOOR LANDING
There is an access point into the loft space, central heating radiator, tall in-built cupboard which houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 2
14'8" x 8'8" (4.47m x 2.64m)
This is a large double room, it has 2 pvc double glazed windows to the front, a central heating radiator, ceiling and a deep built-in cupboard for storage.

BEDROOM 3
10'6" x 8'2" (3.20m x 2.49m)
This has a pvc double glazed window with an outlook to the rear, central heating radiator and a ceiling light.

BEDROOM 4
9'9" x 6'3" (2.97m x 1.91m)
This has a pvc double glazed window with an outlook to the rear, central heating radiator and a ceiling light.

FAMILY BATHROOM
8'1" x 5'7" (2.46m x 1.70m)
Fitted with a white suite it comprises of a panelled bath with a mains plumbed thermostatic shower over, glazed shower screen, a low flush wc and a pedestal wash-hand basin. Central heating radiator, vinyl floor and spotlighting to the ceiling.

OUTSIDE
To the front of the property is an attractive forecourt garden.

REAR GARDEN
This has an enclosed rear courtyard style garden, mainly lawned with a concrete pathway which gives access to a pedestrian gate which in turn leads out onto the car-parking, which is long enough to park two cars in tandem, plus an EV charge point.

AGENTS NOTES:
TENURE - Freehold. Estate Charge TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units 2023.

HEATING - Gas radiator central heating. Age of boiler 2023.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

